

# **Zoning Change Analysis**

**July 22, 2009**

**Z-5-2009**

**Gary Nielson**

**2956 and 2976 South 5600 West**

**A to C-2**

**2.0 acres**

Gary Nielsen is requesting a zone change for two parcels totaling 2 acres located at 2956 and 2976 South 5600 West from A (agriculture, minimum lot size ½ acre) to C-2 (general commercial, minimum lot size 20,000 square feet). Surrounding zones include C-2 to the south and east and RM (multi-family residential) to the west and north. Surrounding land uses include commercial to the south, commercial and vacant to the east, and vacant land to the north and west. The Mountain View Corridor is planned to be constructed west of the subject property. The subject property is designated as general commercial in the West Valley City General Plan. Each of the two parcels includes a single family home – one built in 1978 and the other built in 1980. Before the Colt Plaza subdivision was approved and Glen Eagles Drive was constructed, these two properties had access onto 5600 West.

Attached to this report is a memo from Mr. Nielsen explaining the rationale for the zone change. If the rezone is approved, Mr. Nielsen intends to develop the property as a market with the possibility of small retail/office tenant spaces within the market building that could be leased to other businesses. Also attached to this report is a rough concept plan showing where the market and the associated parking would be located.

While visibility for patrons is a concern, the General Plan, surrounding uses, and the future Mountain View Corridor location support commercial use of the property.

After the study session an issue was raised concerning access and utilities by Joe Cunningham, the owner of the property to the east and the developer of Colt Plaza. According to Mr. Cunningham, the subject property does not have commercial access to Glen Eagles Dr. and does not have access to utilities. However, the Colt Plaza 3 Subdivision, which included the property to the east, does show an access and utility easement in favor of this property. Mr. Cunningham said he would provide legal documents addressing the access and utilities prior to the public hearing on the 22<sup>nd</sup>.

## **Staff Alternatives:**

- Approval of the zone change from A to C-2.
- Continuance to address access and utility issues or other issues raised during the public hearing.
- Denial, sufficient access and utilities are not possible for commercial use.